

145.0

0004

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
700,700 / 700,700
APPRAISED:
700,700 / 700,700
USE VALUE:
700,700 / 700,700
ASSESSED:
700,700 / 700,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
267		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MALONE WILLIAM J	
Owner 2: MALONE ROBERTA A	
Owner 3:	

Street 1: 267 HIGHLAND AVE	
Street 2: LIFE ESTATE	

Twn/City: ARLINGTON	
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St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1: RUGGIERI ANTHONY R-BARBARA -	
Owner 2: MALONE ROBERTA A & WILLIAM -	

Street 1: 267 HIGHLAND AVE	
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Twn/City: ARLINGTON	
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St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains 4,450 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4450		Sq. Ft.	Site		0	80.	1.24	9									442,800						442,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										95024
										GIS Ref
										GIS Ref
										Insp Date
										12/01/17



Patriot Properties Inc.
USER DEFINED

Prior Id # 1:	95024
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:30:51
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT										Parcel ID	145.0-0004-0005.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	257,900	0	4,450.	442,800	700,700	700,700	Year End Roll	12/18/2019	
2019	101	FV	212,600	0	4,450.	415,100	627,700	627,700	Year End Roll	1/3/2019	
2018	101	FV	212,500	0	4,450.	343,200	555,700	555,700	Year End Roll	12/20/2017	
2017	101	FV	212,500	0	4,450.	315,500	528,000	528,000	Year End Roll	1/3/2017	
2016	101	FV	212,500	0	4,450.	287,800	500,300	500,300	Year End	1/4/2016	
2015	101	FV	199,300	0	4,450.	282,300	481,600	481,600	Year End Roll	12/11/2014	
2014	101	FV	199,300	0	4,450.	262,400	461,700	461,700	Year End Roll	12/16/2013	
2013	101	FV	199,300	0	4,450.	249,600	448,900	448,900		12/13/2012	

SALES INFORMATION										TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
RUGGIERI ANTHON	52632-230		4/24/2009	Family		1	No	No					
RUGGIERI ANTHON	30754-161		10/25/1999	Convenience		1	No	No					
	11827-272		5/1/1970		24,500	No	No	N					

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
11/17/2010	2298	Re-Roof	6,000							12/1/2017	MEAS&NOTICE	HS	Hanne S						
11/8/2001	114	Alterati	10,000 C							1/26/2009	Measured	372	PATRIOT						
										11/10/2000	Hearing Chag	163	PATRIOT						
										12/1/1999	Mailer Sent								
										11/15/1999	Measured	263	PATRIOT						
										1/1/1982		CS							
										Sign:	VERIFICATION OF VISIT NOT DATA								/ / /

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH						
Type:	5 - Cape		Full Bath	2	Rating:	Good												
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:	Rating:														
(Liv) Units:	1	Total:	1	3/4 Bath:	Rating:													
Foundation:	1 - Concrete		A 3QBth:	Rating:														
Frame:	1 - Wood		1/2 Bath:	Rating:														
Prime Wall:	4 - Vinyl		A HBth:	Rating:														
Sec Wall:			OthrFix:	Rating:														
Roof Struct:	1 - Gable		OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Good												
Color:	WHITE		A Kits:	Rating:														
View / Desir:			Fpl:	Rating:														
GENERAL INFORMATION						WSFlue:	Rating:											
Grade:	C - Average		CONDOS INFORMATION															
Year Blt:	1952	Eff Yr Blt:	Location:															
Alt LUC:			Total Units:															
Jurisdct:	G12	Fact:	Floor:															
Const Mod:			% Own:															
Lump Sum Adj:			Name:															
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN			
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18.	%	Exterior:				No Unit	RMS	BRS	FL				
Prim Int Wall:	1 - Drywall		Functional:				Interior:				1	6	3					
Sec Int Wall:			Economic:				Additions:											
Partition:	T - Typical		Special:				Kitchen:											
Prim Floors:	3 - Hardwood		Override:				Baths:											
Sec Floors:			Total:	18.6 %			Plumbing:											
Bsmnt Flr:	12 - Concrete		CALC SUMMARY						Electric:									
Subfloor:			Basic \$ / SQ:	105.00			Heating:											
Bsmnt Gar:	1		Size Adj.:	1.35000002			General:											
Electric:	3 - Typical		Const Adj.:	0.99989998			Totals											
Insulation:	2 - Typical		Adj \$ / SQ:	141.736			1	6	3									
Int vs Ext:	S		Other Features:	86000														
Heat Fuel:	1 - Oil		Grade Factor:	1.00														
Heat Type:	3 - Forced H/W		NBHD Inf:	1.00000000														
# Heat Sys:	1		NBHD Mod:															
% Heated:	100	% AC:	LUC Factor:	1.00														
Solar HW:	NO	Central Vac:	Adj Total:	316787														
% Com Wall:	% Sprinkled:		Depreciation:	58922			Juris. Factor:	1.00	Before Depr:	141.74								
			Deprecated Total:	257865			Special Features:	0	Val/Su Net:	110.50								
							Final Total:	257900	Val/Su SzAd:	191.89								
MOBILE HOME						WtAv\$/SQ:	AvRate:	Ind.Val:										
Make:																		
Model:																		
Serial #:																		
Year:																		
Color:																		
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 145.0-0004-0005.0																		
IMAGE 																		
AssessPro Patriot Properties, Inc																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N Total Yard Items: Total Special Features: Total:																		